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Conduct a noticed public hearing considering the Appeal by Lee Heyman, of the Solano County Resource Management Department, Code Compliance Division's issuance a Notice of Violation determining the property at 4376 Edinburg Court, 1.8 miles northwest of the City of Fairfield in the Rural Residential (RR-2.5) zoning district, APN 0147-182-120 is being used as a vacation house rental in violation of the County's zoning regulations, codified in Chapter 28 of the Solano County Code

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Published Notice Required? Yes X No ___
Public Hearing Required? Yes X No ___

DEPARTMENTAL RECOMMENDATION:

The Department of Resource Management, Code Compliance Division (hereinafter "Division") recommends that the Planning Commission:

1. Conduct a noticed public hearing considering the Appeal by Lee Heyman of the of the Division's issuance of a Notice of Violation determining the property at 4376 Edinburg Court is being used as a vacation house rental in violation of the County's zoning regulations; and
2. Adopt a resolution denying the Appeal and affirming the decision of the Division's issuance of a Notice of Violation determining the property at 4376 Edinburg Court is being used as a vacation house rental in violation of the County's zoning regulations.

SUMMARY:

Lee Heyman is requesting that the Planning Commission consider an appeal of the Notice of Violation that determines the property at 4376 Edinburg Court, 1.8 miles northwest of the City of Fairfield in the Rural Residential (RR-2.5) zoning district, APN 0147-182-120 is being used as a vacation house rental in violation of the County's zoning regulations, codified in Chapter 28 of the Solano County Code.

On July 23rd, 2021, staff received a written request for an appeal of the Division's Notice of Violation from Mr. Heyman's counsel, Simon O. Offord, of Brewer, Offord and Pederson LLP. His request for appeal was timely filed within the appeal period. (**See Exhibit B**). The primary issue raised by the appeal is whether any compensation is being given or received for occupancies of 30 days or less.

On August 13, 2021, the Planning Commission, by its counsel, James W. Laughlin, acknowledged receipt of the request for appeal and requested that the parties confine their presentations and arguments to the issues raised in the appeal letter. The Planning Commission staff and/or counsel have not received notice of any other issues to be raised on appeal.

FINANCIAL IMPACT:

The costs associated with filing an appeal application has paid by Mr. Heyman.

DISCUSSION:

Background:

On July 14th, 2020, Mr. Heyman applied for a minor land use permit. The application requested the following use be approved: to utilize the 3,239 s.f. house situated on 2.8 acres, located at 4376 Edinburg Court, as a vacation rental accommodating up to ten (10) overnight guests in five (5) bedrooms. The application was deemed complete by staff, and an environmental review was conducted, indicating the project qualified for a Class 1 Categorical Exemption from CEQA under section 15303, new construction or conversion of small structure.

On February 18, 2021, the Planning Commission conducted a public hearing to consider Minor Land Use Permit Application MU-20-11, to establish a Vacation Rental - Unhosted on a 2.8-acre parcel located at 4376 Edinburg Court. The staff recommended approval of the permit. The Staff Report is attached. **(See Exhibit C)**. After considering public testimony and written communications, there were two motions made. One to approve and one to deny the application. Each resulted in a 2-2 tie vote. Minutes from the Planning Commission meeting are attached. **(See Exhibit D)**. Solano County Code, section 2-803 states that matters presented to the Planning Commission for decision are automatically referred to the Solano County Board of Supervisors for a decision in the event of a tie vote.

The Solano County Board of Supervisors heard this item on April 27, 2021. Minutes from the Board of Supervisors meeting related to this item are attached. **(See Exhibit E)**. Initially, Supervisor Mashburn made a motion to continue the matter until the board took up a moratorium issue, and in turn created a new ordinance, but later rescinded that motion and made a motion for denial. The motion for denial was seconded by Supervisor Brown, but amended it so Mr. Heyman would not have to pay the application fees again if they choose to re-apply under any new ordinance enacted for short-term vacation rentals that specifically address rural residential concerns.

The Solano County Board of Supervisors adopted Resolution No. 2021-81, denying a Minor Land Use Permit application MU-20-11 to establish a vacation rental – unhosted, as amended to include a waiver for the applicant in the payment of new fees. The Resolution was ordered by a 4-1 vote. Of note, Supervisor Hannigan said she would never support an unhosted rental in a residential area. Supervisor Spering described his vote as a “reluctant no.” **(See Exhibit F - Enactment No: Resolution No. 2021-81)**. Any decision by the Solano County Board of Supervisors on an application is final.

As briefly referenced above, on April 27, 2021, the Solano County Board of Supervisors also set a temporary moratorium on any new permits in rural residential zones. The staff report related to the moratorium extension is attached. **(See Exhibit G)**. The moratorium was approved by a Board of Supervisors vote of 5 to 0. The purpose of the moratorium as stated by Planning Manager, Allan Calder, was to give the County time to come up with a new short-term rental vacation ordinance that specifically addresses the rural residential concerns. Currently, the moratorium is active for all County Rural Residential zone districts.

On July 8, 2021, the Division issued a Notice of Violation determining the property at 4376 Edinburg Court, 1.8 miles northwest of the City of Fairfield in the Rural Residential (RR-2.5) zoning district, APN 0147-182-120 is being used as a vacation house rental in violation of the County's zoning regulations, codified in Chapter 28 of the Solano County Code.

On July 23, 2021, staff received a written request for an appeal of the Division's Notice of Violation from Mr. Heyman's counsel, Simon O. Offord, of Brewer, Offord and Pederson LLP. His request for appeal was timely filed within the appeal period. (**See Exhibit B**). The primary issue raised by the appeal is whether any compensation is being given or received for occupancies of 30 days or less.

Solano County Code section 28.01 states the following:

Vacation house rental. A dwelling with no more than five guestrooms or sleeping rooms that is offered, used, let, or hired out for compensation for periods of 30 consecutive days or less. Does not include an occasional home exchange of a dwelling used as the property owner's primary residence. Includes any dwelling used pursuant to a time share plan or other similar form of co-ownership if any time share period or other entitlement to occupancy of the dwelling is limited to 30 days or less per year. (**See Exhibit H**).

The Division's position is that the dwelling at 4376 Edinburg Court is being "offered, used, let, or hired out for compensation for periods of 30 consecutive days or less" in violation of Solano County Code section 28.01. Specifically, that the definition of offering for "compensation" includes the directing of donation(s) and/or the gifting of funds to the Solano Alliance for stays less than 30 days based on the specific facts involved in this case.

On or about June 4, 2021, after the Solano County Board of Supervisor's actions on the Minor Use Permit associated with the property, Articles of Incorporation were filed for Solano Alliance with the California Secretary of State. Solano Alliance is described as a "mutual benefit corporation" and "a not-for-profit basis and exclusively for social welfare within the meaning of Section 501(c)(4) of the Internal Revenue Code." Its initial agent for service of process is: Amanda Rothstein, at 4376 Edinburg Court, Fairfield, CA 94534. (**See Exhibit I**).

On or about August 3, 2021, after the Division's Notice of Violation was issued and Mr. Heyman had requested an appeal, Amended Articles of Incorporation were filed for Solano Alliance. The name and address of its agent for service of process continues to be Amanda Rothstein, at 4376 Edinburg Court, Fairfield, CA 94534. However, it is now described as a "public benefit corporation" and nonprofit within the meaning of "501(c)(3) of the Internal Revenue Code." (**See Exhibit J**).

According to its Statement of Information, the principal business address of Solano Alliance is 4376 Edinburg Court and its Chief Executive Officer is Amanda Rothstein. (**See Exhibit K**).

Mr. Heyman disagrees with the Division's interpretation of Solano County Code section 28.01 with regards to the Solano Alliance.

On August 13, 2021, the Planning Commission, by its counsel, James W. Laughlin, acknowledged receipt of the request for appeal and requested that the parties confined their presentations and arguments to the issues raised in the appeal letter. The Planning Commission staff and/or counsel have not received notice of any other issues to be raised on appeal.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission conduct the public hearing, evaluate the evidence and the legal arguments presented and **DENY** the appeal.

ATTACHMENTS:

Exhibit A - Draft Resolution

Exhibit B - Appeal request

Exhibit C - February 18th, 2021 PC Staff Report

Exhibit D - February 18th, 2021 PC Meeting Minutes

Exhibit E - April 27th, 2021 BOS Meeting Minutes

Exhibit F - April 27th, 2021 BOS Short Term Rental Moratorium

Exhibit G - June 8th, 2021 BOS Short Term Rental Moratorium ext. Staff Report

Exhibit H - Solano County Code section 28.01 - Vacation House Rentals

Exhibit I - Solano Alliance Articles of Incorporation

Exhibit J - Solano Alliance Amended Articles of Incorporation

Exhibit K - Solano Alliance Statement of Information

ATTEST:
BIRGITTA E. CORSELLO, Clerk
Solano County Board of Supervisors

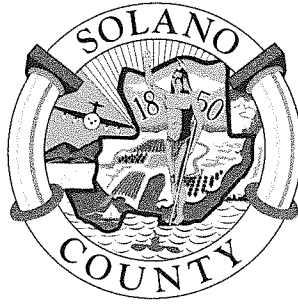
By: _____
Alicia Draves, Chief Deputy Clerk

OFFICE OF
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CYNTHIA GORDON FOREMAN
CLAIMS AND CIVIL LITIGATION MANAGER

August 13, 2021

Simon O. Offord, Esq.
James J. Huang, Esq.
Brewer, Offord & Pedersen LLP
2501 Park Blvd., 2nd Floor
Palo Alto, CA 94306

Re: 4376 Edinburg Ct., Fairfield, CA

Dear Messrs. Offord and Huang:

I am the deputy within the Office of the County Counsel who serves as legal adviser to the Solano County Planning Commission. I am writing to acknowledge the County's receipt of your letter dated July 22, 2021 (copy attached), together with payment of hearing fees of \$150.00, and to inform you of the next steps in the process.

The Notice of Violation dated July 8, 2021, and sent to Lee Hayman via certified mail (copy attached) represents a determination that the property at 4376 Edinburg Court is being used as a vacation house rental in violation of the County's zoning regulations, codified in Chapter 28 of the Solano County Code. Please note that pursuant to section 10-15(b) of the County Code, alleged violations of Chapter 28 shall initially undergo the administrative hearing process set out in Chapter 28 and that the informal enforcement process described in section 10-16 and referenced in your letter is not available for such violations.


The administrative hearing process for alleged zoning violations is described in section 28.112, which provides that anyone aggrieved or affected by any determination made pursuant to Chapter 28 may file an appeal to the Solano County Planning Commission, outlining the reasons for the appeal. The filing of the appeal stays enforcement proceedings by the County until the determination of the appeal, although the appellant may voluntarily undertake any of the corrective actions specified in the Notice of Violation during the pendency of the appeal.

Simon Offord & James Huang
Re: 4376 Edinburg Ct., Fairfield, CA
August 13, 2021
Page 2

Your appeal will be scheduled for a noticed public hearing before the Planning Commission. The Commission's secretary will notify you when a hearing date has been set.

It is my understanding that the primary issue raised by your appeal is whether any compensation is being given or received for occupancies of 30 days or less. While the Planning Commission's hearing process is informal, I will ask that the parties confine their presentations and arguments to the issues raised in the appeal letter. If you have questions about the hearing process, do not hesitate to contact me either by phone at (707) 784-6146 or via email at jwlaughlin@solanocounty.com.

Sincerely,



James W. Laughlin
Deputy County Counsel

cc: Clarisa Sudarma, counsel for Scott Tippet (via email)
Allan Calder, Planning Services Manager (via email)

Peter N. Brewer, Esq.
Simon Offord, Esq.
Adam L. Pedersen, Esq.
Ashlee D. Gonzales, Esq.
James J. Huang, Esq.

BREWER

— OFFORD & PEDERSEN LLP

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Thursday, July 22, 2021

County of Solano
Department of Resource Management, Building and Safety Division
ATTN: Mr. Scott Tippett, C/O: Code Compliance
675 Texas Street, Suite 5500
Fairfield, CA 94533-6342
(707) 784-6926
rstippett@solanocounty.com

via certified mail and e-mail

Re: Case # 22076, Proposed Notice of Violation and Request for Meeting or Hearing
Property: 4376 Edinburg Ct., APN: 0147-182-120

Dear Mr. Tippet

Our firm represents Mr. Lee Heyman, the owner of the above property (“Property”). We have received your communication of July 8, 2021 (“County Letter”), served via certified mail, which outlines allegations of a complaint and violations at the Property of two sections¹ of the Solano County Code, sections 14-10 and 28-01 (“Alleged Violations”). Please consider this correspondence a request to confer on the issues presented herein under the informal procedure of section 10-16 and more particularly, under subpart (b) thereof, which appears to have determined that the Alleged Violations were occurring at the Property. If we are otherwise mistaken in any respect in this letter, please advise accordingly.

In the County Letter, you wrote, “Vacation house rental is defined as leasing, renting, or otherwise hiring out rooms for compensation for periods of 30 consecutive days or less.”² You

¹ Unless otherwise stated, all statutory references shall be to the Solano County Code, current through Ordinance 1821 passed through June 8, 2021.

² Accord, section 28.01 (Definitions):

Vacation house rental. A dwelling with no more than five guestrooms or sleeping rooms that is offered, used, let, or hired out for compensation for periods of 30 consecutive days or less. Does not include an occasional home exchange of a dwelling used as the property owner’s primary residence. Includes any dwelling used pursuant to a time share plan or other similar form of co-

further indicated that a violation of section 14-10 may exist³ on the Property. However, the definitions of ‘compensation’ in section 28.01, and ‘sale’ in section 14-10 appear to underpin a finding of any violation under the Code.

Any listing for the Property on VRBO or Airbnb would state: (1) it requires a stay of thirty (30) or more days in compliance with the County’s code and regulations; (2) that the owner provides an optional 7-night free stay in his home if a donation [\$5,000 minimum] is made to the nonprofit, Solano Alliance,⁴ which is a fully-compliant 501(c)(4) nonprofit [501(c)(3) amendment pending], and (3) any amounts paid to book the Property under thirty (30) nights, minus booking service fees, are a donation to Solano Alliance.

Furthermore, (4) the owner does not receive compensation through Solano Alliance, directly or indirectly and only if the home is booked for more than thirty (30) nights, (5) thus, if the owner does receive any income or compensation from the Property, he is not a business, and (6) soliciting donations constitute protected fundraising under the First Amendment, even where the owner would receive funds as a paid advertiser. (See *Riley v. National Fed’n of the Blind of N.C., Inc.* (1988) 487 U.S. 781 (1988) [holding that state statutes regulating the solicitation of charitable contributions are subject to strict scrutiny under the First Amendment]; *Secretary of State v. Joseph H. Munson Co.* (1984) 467 U.S. 947 [holding that paid fundraisers’ activities are not outside First Amendment protection]; *Schaumburg v. Citizens for a Better Env’t* (1980) 444 U.S. 620, 620 [holding that charitable appeals for funds are within the protection of the First Amendment].)

Thus, as structured between Solano Alliance and the owner, there is no commercial activity other than those already permitted under the County code for rentals over 30 days. You will further note there is likely no taxable event to the owner where a rental lasts 30 days or less, so no ‘compensation’ is generated to him.

As for violations of section 14-10, again, the same reasoning from above applies: (1) all stays 30 or fewer days are not taxable events to the owner because any ‘compensation’ become donations to a charitable organization, and (2) any solicitation of such donations are protected under the First Amendment *beyond* mere commercial speech. Thus, any action by the County to

ownership if any time share period or other entitlement to occupancy of the dwelling is limited to 30 days or less per year.

³ “Unless exempt from license requirements, it is unlawful for any person or persons, to engage in, conduct, maintain or carry on outside the limits of incorporated cities in the county, **any business or occupation for the sale of** any goods, wares, merchandise, foods, drinks, commodities or **any services of any nature whatsoever**, without first having, upon written application, procured a license to do from the business licensing officer in accordance with the provisions of this chapter or any other ordinance of the county.”

⁴ <https://www.solanoalliance.org/>

impede the Solano Alliance's lawful fundraising activities would be subject to First Amendment scrutiny.

If you do not agree with our position, have a different opinion on the matter, or would propose a stipulation in light of the points raised herein (section 10-19) please direct correspondence to our office, copying our client. We further request and reserve a right to a hearing under section 10-20 such that that any hearing under section 10-20 be held after any preceding informal meetings or discussions so as to reach a consensus, where possible, or to narrow the matters contemplated at such time in the interests of judicial economy and thus, taxpayer expense. We additionally reserve our rights to present additional argument, law, and evidence at such hearing, consistent with due process, and this letter is not intended as a waiver of any procedural or substantive rights.

Your attention to this matter is greatly appreciated and we welcome the County's engagement and dialogue in reaching a mutually agreeable resolution.

Very Truly Yours,



Simon O. Offord, Esq.
James J. Huang, Esq.

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Consideration of Minor Land Use Permit application MU-20-11 to establish a Vacation Rental - Unhosted on a 2.8 acres parcel located at 4367 Edinburg Court, 1.8 miles northwest of the City of Fairfield in the Rural Residential (RR-2.5) zoning district, APN 0147-182-120

..body

Published Notice Required? Yes X No
Public Hearing Required? Yes X No

DEPARTMENTAL RECOMMENDATION:

Staff recommends that the Planning Commission ADOPT the attached resolution and APPROVE Use Permit No. MU-20-11 based on the enumerated findings and subject to the recommended conditions of approval.

EXECUTIVE SUMMARY:

The applicants, Lee Heyman and Amanda Rothstein are requesting that the Planning Commission consider Minor Land Use Permit application MU-20-11 to establish a Vacation Rental - Unhosted on a 2.8-acre parcel located at 4367 Edinburg Court, 1.8 miles northwest of the City of Fairfield in the Rural Residential (RR-2.5) zoning district, APN 0147-182-120.

ENVIRONMENTAL ANALYSIS:

The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

FINANCIAL IMPACT:

The costs associated with filing the Use Permit application has been paid by the applicant.

DISCUSSION:

Background:

Prior approvals: Major Subdivision Green Valley Highlands Unit 3, Building Permits B-3041 (primary dwelling) and B9800711 (room addition), B2003-0021 (replace damaged sheetrock in living room), B2019-0722 (hot tub), B2020-0934 (roof mount solar array), B2020-0966 (generator).

Adjacent Zoning and Uses:

North: Rural Residential (RR-2.5) Residential
South: Rural Residential (RR-2.5) Residential
East: Residential – Traditional Community (RTC-1AC) Residential
West: Rural Residential (RR-2.5) Residential

General Plan/Zoning Consistency:

The 2.8-acre lot is designated partially Rural Residential (1.74 ac. / 62%) and partially Traditional Community - Residential (1.09 ac./ 38%) by the Solano County General Plan Land Use Diagram. The majority of the property, including the primary dwelling, is in the Rural Residential General Plan designation. The subject site is zoned Rural Residential (RR-2.5). As indicated on the General Plan land use consistency table (General Plan Table LU-7) the Rural Residential (RR-

2.5) Zoning District is consistent with the General Plan's Rural Residential designation, but not with the General Plan's Traditional Community – Residential designation. Within the Rural Residential (RR-2.5) Zoning District, a Vacation House Rental – Unhosted, is allowed subject to a Minor Use Permit, which is a discretionary permit. A Vacation House Rental – Unhosted must meet the development standards contained in Section 28.75.30 of the Solano County Code.

The proposed unhosted vacation rental will make use of the 3,239 square foot primary dwelling for rental of less than 30 days and for up to a maximum of 10 overnight guests.

Setting:

The subject site is located at 4376 Edinburg Court, Fairfield, which is 1.8 miles northwest of the City of Fairfield in the upper Green Valley area. This parcel is in the Rural Residential (RR-2.5) zoning district, adjacent to Residential Traditional Community (RTC-1AC) and Exclusive Agriculture (A-20) zoning districts. The surrounding parcels are all developed with at least one dwelling. This site is in the *Moderate* area of the CalFire State Responsibility Area (SRA).

A use permit application (in this case a minor use permit) does trigger a SRA review. Although the property is located within the “moderate” SRA zone, the subdivision was created in 1989, which is prior to the 1991 establishment of the SRA regulations. This means that the parcel is not subject to SRA regulation¹. Additional findings to support why the change in use to a STR is not subject to SRA regulation include that it is an existing structure (is not newly constructed) and there is no change in occupancy since use as an STR is considered to be residential occupancy per the CA Building Code (R-3 Occupancy).

The property is comprised of one Assessor's Parcel totaling 2.8 acres. The lot slopes to the east and is developed with a primary dwelling. The remainder of the lot is largely covered in oak trees.

Project Description:

The proposed project involves use of the existing dwelling as a Vacation House Rental – Unhosted. The residence will be advertised for rent for groups of up to 10 people for 30 days or less as allowed by Section 28.75.30 of the Solano County Code. The owners have arranged for both an online complaint and monitoring service, and a local property manager who can respond in person if necessary. Contact information for both will be posted near the front door of the residence.

- *Access/Parking:* The site is accessed via driveway encroachment from Edinburg Court, with parking available in the garage and driveway area in front of the residence.
- *Domestic Water Supply:* The project will use the existing City of Vallejo water connection.
- *Wastewater:* There is an existing septic system on site, and a suitable replacement area will be identified and mapped as part of this project. A December 19, 2020 Site Evaluation Report (**See Attachment G**) for a reserve leach field assumes six bedrooms based on the home's design (However, the short-term rental is limited to 5 bedrooms / 10 total overnight guests).

Development Review Committee:

As part of the Department of Resource Management project review process, the application has

¹ SRA Fire Safe Regulations 2020 – 1270.02 Scope – (a) These regulations apply to: (1) the perimeters and access to all residential, commercial, and industrial building construction within the SRA approved after January 1, 1991...

been reviewed by various County and outside Departments. Recommended conditions of approval have been incorporated into the use permit resolution. The following entities contributed during project review:

Solano County Public Works Division
Solano County Building & Safety Division
Solano County Environmental Health Division
Vacaville Fire Protection District

Short Term Rental Ordinance (*partial list of requirements*):

Ordinance # 2018-1798 (Vacation House Rental) was passed by the Board of Supervisors on October 2nd, 2018. A partial list highlights:

- Overnight occupancy limited to two (2) persons per bedroom plus two (2) additional persons, not to exceed a total of ten (10) persons
- Three off-street parking spaces shall be provided for all guests. On-street parking is prohibited for any property on which vacation house is located.
- A dwelling or guest house may not be used a vacation house rental if it is the subject of an enforcement action pursuant to any provision of this code.
- The property shall be covered by commercial property insurance.
- The property owner shall obtain the required permit and complete transient occupancy tax registration prior to advertising or operating the vacation house rental.
- Online advertisements and / or listings for the vacation house rental shall include:
 - Max occupancy of ten (10), not including children under three (3);
 - Max # of vehicles;
 - Notification that quiet hours must be observed between 10pm and 8am
 - Notification that no outdoor amplified sound is allowed; and
 - The Transient Occupancy Tax (TOT) Certificate number for the property
- Vacation house rentals shall meet the building and fire codes at all times and shall be inspected by the Fire Department before any short-term rental can occur.
- An exterior display with the name of the property owner or manager and a current contact phone number shall be located near the front door of the rental unit. While a vacation house is rented, the owner or a property manager shall be available 24 hours per day, seven days per week, for responding within forty-five minutes to complaints regarding the condition, operation, or conduct of occupants of the vacation house rental or their guests.

Property History:

In the past, the applicant has rented the home as a STR without a permit. The unpermitted STR rental did result in neighbor complaints to the County, including:

- Late night noise,
- On-street parking issues,
- Instances of trespassing,
- Trash left behind and unsafe drivers,
- Combustible materials (fire danger)
- Advertising of the rental unit over and above the maximum allowed occupancy,
- Site manager calls that routed to a foreign county and,
- Advertisements offering alcohol sales without an ABC license.

The Sheriff has been called (by the property owners themselves), Board of Supervisors contacted, and the owners notified of these complaints. As a result, two code enforcement cases were

opened by the County to address these issues – and both subsequently dismissed after investigations. A County Code Enforcement Officer met with the applicant numerous times onsite to discuss the complaints and each of the above-listed complaint areas have been corrected, including removing the short-term rental advertisement and only allowing 30 days or more rentals (long-term rental) until a STR minor use permit can be obtained by the owner. A complaint that the STR was continuing to be rented to guests for less than 30 days was not substantiated. For this complaint, the owners provided photographic proof with a date and time stamp that the home was not being rented out as a short-term rental as the complaint indicated but were themselves home and entertaining guests. Currently, there are no open code cases on the property.

A petition was received by the County on September 20th, 2020 from the Green Valley Highlands neighbors with ±65 signatures in opposition to unhosted short-term rentals in their neighborhood and they do not support a minor use permit for this project. **See Attachment E.**

In the owner's response letter, dated September 23rd, 2020 (**See Attachment F**) they have responded directly to each of the complaints made by neighbors about their property / past renters. Of note in this correspondence is that:

- Mr. and Mrs. Heyman have lived and worked in the Bay Area since 2012 and currently split their time between Arizona and California in 2018 and 2019 for family reasons.
- Airbnb and VRBO listings were made County compliant in August 2020 including, enforcing a 10-adult guest maximum on new reservations.
- One group of young, noisy guests were problematic. The Heyman's called the Sheriff's office *themselves*. After a brief visit to the home, the Sheriff *dismissed* the complaint without recourse.
- Code Enforcement Case # 20215 "Unpermitted Fire Pit" – *case closed* for lack of validation. The fire pit in question was a portable propane fire pit that is common to backyards and requires no permit.
- Code Enforcement Case # 20476 "Operating Unpermitted Vacation Rental" – *case closed*. This case was validated but has subsequently been closed since applicant is only allowing 30 plus day rentals while minor use permit application is pending.
- Alcohol Sales Complaint with Alcohol Bureau Control (ABC) – *case closed* after ABC inquiry.

Additionally, future correspondence from the applicant indicated:

- They are not allowing guests to park anywhere other than in their driveway,
- They are not allowing outdoor amplified sound (they have installed a "Noiseaware" decibel meter (<http://noiseaware.io>) on the pool deck to assure compliance with real-time smartphone alerts should the noise thresholds be exceeded.
- They have hired a "three-tier local property manager to address potential property issues.
 - A complaint hotline monitored by the primary property manager during normal work hours which are 8am-5pm M-F with phone number monitored for texts and calls by backup at all other hours for 24/7 coverage
 - A local property manager in Fairfield who can handle the issues requiring his physical presence and is able to be on the site within 45 minutes, and
 - The homeowners themselves.

FINDINGS:

Staff is recommending the following findings in support of recommendation for **APPROVAL**. However, the Planning Commission makes its own findings based both the enclosed staff report and the public testimony presented during the public hearing.

1. **The establishment, maintenance, or operation of the proposed use is in conformity with the County General Plan with regard to traffic circulations, population densities and distribution, and other aspects of the General Plan.**

The parcel is designated partially Traditional Community - Residential and partially Rural Residential by the Solano County General Plan Land Use Diagram. As indicated on the General Plan land use consistency table (General Plan Table LU-7) the Rural Residential (RR-2.5) Zoning District is consistent with the Rural Residential designation but not the Traditional Community – Residential designation.

2. **Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

The site is provided with water by the City of Vallejo and sewer service by an on-site sewage disposal system. Access is proposed via encroachment off Edinburgh Court.

3. **The subject use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

As conditioned, the proposed Vacation Rental - Unhosted use will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, peace, morals, comfort or general welfare of County residents.

STAFF RECOMMENDATION:

Staff recommends that the Commission conduct the public hearing, evaluate the evidence presented and:

- **APPROVE** the minor use permit application (MU-20-11) with conditions of approval. Although the property has been rented out in the past prior to receiving a use permit and there have been complaints made by neighbors, the applicant has resolved outstanding issues by meeting the required criteria of the County Vacation House Rental Ordinance. Staff believes the applicant is making a concerted effort to operate a short-term rental as professionally and respectfully as possible per County Vacation House Rental Ordinance requirements. As such, staff is recommending **APPROVAL** of the minor use permit application (MU-20-11).

ALTERNATIVES:

It is within the Planning Commission's authority to take the following actions:

- **APPROVE** with additional conditions deemed necessary by the Commission based on testimony heard during the meeting to ensure the use as an STR is done in accordance with Solano County Code and does not create a hazard or nuisance.
- **CONTINUE** the decision for collection of additional information required to render a Commission decision. If continued, the Planning Commission would establish the date to continue the hearing, presumably in two weeks.

OR

- **DENY** the minor use permit application (MU-20-11) if the Commission cannot make the findings recommended in this staff report based on the evidence presented. The Commission could have a difference in interpretation from Staff due to the prior instances of noncompliance, code enforcement cases, complaints to the short-term rental use. For example, the Commission could conclude based on past complaints that the applicant cannot properly manage the property to prevent a nuisance or protect the peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood. Justification for such a finding may include:
 - The applicant has demonstrated a lack of ability to properly control noise from the STR and has had to call the Solano County Sheriff's Office themselves to manage the renters on their property. This disturbed the neighborhood and placed a burden on County resources for the routine operation of their business. While the applicant is implementing additional safeguards to monitor noise and a local property manager to now comply to code requirements, the creation of a nuisance has already been established from this operation.
 - While not verified by Staff, the public have alleged that trespassing is occurring by STR renters, on street parking is occurring, and STR renters are smoking while walking outside in a moderate fire risk SRA area. The Commission could find that the applicant cannot implement adequate protections from these actions by renters or the risks they create.
 - Based on the neighborhood opposition petition submitted, the Commission could find that the short-term rental has caused a "party house" atmosphere disturbing the "quiet enjoyment" and that the inappropriate behavior of creating fires risks, illegal activities and disturbing the neighborhood peace, constitutes a uncurable nuisance detrimental to the health, safety, peace, morals, comfort or general welfare of the persons residing or working in or passing through the neighborhood.

RECOMMENDED CONDITIONS OF APPROVAL:

General

1. The above use shall be established in accord with the application materials and development plans as submitted with Minor Use permit application MU-20-11 filed July 23, 2020 and as approved by the Solano County Planning Commission.
2. The Vacation Rental - Unhosted will maintain a current Solano County Business License for as long as the business remains in operation.
3. Any further expansion to the business or additional development may require approval of a Minor Revision to MU-20-11.
4. **Initial Inspection Prior to Commencement of Activities.** Prior to the commencement of activities under this use permit or the admission of the public to the site, the permittee shall be present on site for an inspection of the premises by the Department of Resource Management and other agencies with jurisdiction, to determine if all prerequisite conditions and requirements have been met. Commencement of activities authorized under this permit shall not begin until the Director of Resource Management (Director) determines that the permittee is in compliance with the necessary prerequisite conditions of approval.

5. **Subsequent Inspections.** If additional inspections are required before the Director determines the permittee is in compliance with the use permit, the permittee shall be charged inspection fees based on the adopted rate established by the Board for hourly work by the Department.
6. **Failure to Comply.** Failure to comply with any of the conditions of approval or limitations set forth in this permit shall be cause for the revocation of the use permit and cessation of the permitted uses at the Permittee's expense.

Specific Conditions

7. **Occupancy and Parking.** Occupancy of the rental dwelling must be limited to two persons per bedroom and two additional persons, not to exceed 10 occupants total. At least 3 off street parking spaces must be provided for use of guests. No off-street parking of rental dwelling occupants is allowed.
8. This dwelling may not be advertised, offered, or used as a special events facility that includes events such as weddings, parties and similar events. No outdoor amplified sound is allowed.
9. Prior to operation or advertising of the Vacation Rental – Hosted, the permittee shall provide a copy of the proposed listing which complies with Section 28.75.30(A)(9) of the Solano County Code.
10. **Fire District Inspection.** Prior to occupancy by any guests, the permittee will provide a letter from the Cordelia Fire District verifying compliance with all applicable building and fire codes.

Building and Safety Division

11. While the following comments are not all inclusive, they will act as a guideline for the requirements for the construction of any buildings or structures on the site now and in the future. These comments are not required on the application plan for the Use Permit, but all plans shall reflect the requirements in the latest edition of the codes adopted by the State of California and Solano County at the time of a construction permit application. These requirements, as well as all other required code requirements, shall be reflected on all construction drawings submitted for permit through Solano County Building Division.
12. The Building and any site improvements shall be designed using the 2019 California Building Standards Codes including the mandatory measures found in the new 2019 California Green Building Code, Chapter(s) 1, 2, 3, 5, 6, 7, 8, and A5 for Voluntary Measures, or the most current edition of the code enforced at the time of building permit application.
13. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per Section 105 of the 2019 California Building Code, or the most current edition of the code enforced at the time of building code

14. Plans and Specifications shall meet the requirements as per Section 105 of the 2019 California Building Code. "Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional." Electronic media documents are permitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official."
15. The fire district will reassess the site for fire life and safety requirements.

Environmental Health Division

16. A Site and Soil Evaluation shall be performed, under permit and by a Registered Consultant, to map a reserve septic area meeting current county code for on-site sewage disposal for the property. A plan depicting the mapped area will be provided for approval to the Environmental Health Division.

Permit Term

17. The Department of Resource Management shall verify ongoing compliance with the terms and conditions of this permit through a program of periodic renewals occurring at five (5) year intervals from the date of granting this permit. The cost associated with the periodic renewals shall be charged at that time.

ATTACHMENTS:

- Exhibit A - Draft Resolution for Approval
- Exhibit B - Draft Resolution for Denial
- Exhibit C - Site Plan, Photos
- Exhibit D - Vacation House Rental Ordinance
- Exhibit E - Summary of Concerns and Comments and Letters
- Exhibit F - Owner's response to complaints
- Exhibit G - Inspection letters



Solano County

675 Texas Street
Fairfield, California 94533
www.solanocounty.com

Meeting Minutes - Action Only Planning Commission

Thursday, February 18, 2021

7:00 PM

Board of Supervisors Chambers

Due to COVID-19 and to protect County staff and members of the public, the Board Chambers will be open with distancing measures provided. This precaution is being taken pursuant to the authority conferred by Governor Newsom's Executive Order N-29-20. All or some of the Commissioners will attend the meeting telephonically and participate in the meeting to the same extent as if they were present.

PUBLIC COMMENTS: To submit public comments, please see the options below.

Email/Mail:

If you wish to address any item listed on the Agenda, or Closed Session by written comment, please submit comments in writing to the Planning Commission by U.S. Mail or by email to Planning@SolanoCounty.com. Written comments must be received no later than 11:00 a.m. on the day of the meeting.

Phone:

To submit comments verbally from your phone, you may do so by dialing: 1-415-655-0001 and using Access Code 177 253 0171 on your phone. Once entered in the meeting, you will be able to hear the meeting and will be called upon to speak during the public speaking period.

Any person wishing to review the application(s) and accompanying information may do so on the county website. All agendas and reports are located on the county website. Non-confidential materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection during normal business hours and on our website at www.solanocounty.com under Departments, Resource Management, Boards and Commissions.

The County of Solano does not discriminate against persons with disabilities and is an accessible facility. If you wish to attend this meeting and you will require assistance in order to participate, please contact Jamielynn Harrison, Department of Resource Management at (707) 784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

AGENDA

CALL TO ORDER

The Solano County Planning Commission met on February 18, 2021, in regular session in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California at 7:00 p.m.

SALUTE TO THE FLAG

ROLL CALL

Present were Commissioners Cayler, Rhoads-Poston, Gaddies and Chairperson Bauer

APPROVAL OF AGENDA

On a Motion of Commissioner Cayler, seconded by Chairperson Bauer, the agenda of February 18, 2021 was approved.

APPROVAL OF THE MINUTES

[PC 21-003](#)

Attachments: [Minutes of January 21, 2021](#)

[PC 21-004](#)

Attachments: [Minutes of November 19, 2020](#)

On a motion of Commissioner Gaddies, seconded by Commissioner Cayler, the Minutes of November 19, 2020 and January 21, 2021 were approved.

ITEMS FROM THE PUBLIC:

Chairperson Bauer invited members of the public to address the Commission on matters not listed on the agenda but within the subject matter jurisdiction of the Commission.

There were no speakers

REGULAR CALENDAR

1 [PC 21-005](#)

Attachments: [Annual Attendance Report 2020](#)

On a motion of Commissioner Cayler, seconded by Commissioner Rhoads-Poston, to nominate Chairperson Bauer as Chairperson for a second term. The motion passed unanimously and Chairperon Bauer accepted the nomination.

On a motion of Chairperson Bauer, seconded by Commissioner Rhoads-Poston, to nominate Commissioner Cayler as Vice Chairperson. Commissioner Cayler accepted the nomination.

- 2 [PC 21-006](#) Consideration of Minor Land Use Permit application MU-20-11 to establish a Vacation Rental - Unhosted on a 2.8 acres parcel located at 4376 Edinburg Court, 1.8 miles northwest of the City of Fairfield in the Rural Residential (RR-2.5) zoning district, APN 0147-182-120

Attachments: [A. Resolution - Approval](#)
 [B. Resolution - Denial](#)
 [C. Photos](#)
 [D. Item 17 Adopted Ordinance](#)
 [E. Correspondence](#)
 [F. Letter to County Regarding MUP-merged](#)
 [G. Building Inspection](#)
 [H. Fire Inspection](#)
 [I. SER - Soil Inspection](#)
 [J. Power Point](#)

Planning Manager Allan Calder provided an overview of the item.

Chairperson Bauer opened the public hearing and invited members of the public to address the Commission on this matter and the following comments were received:

- a) Kathleen Bauer commented in opposition of the use permit.
- b) William Fell commented in opposition of the use permit.
- c) John McVicar commented in opposition of the use permit.
- d) Melissa Neal commented in opposition of the use permit.
- e) Dania Alanassova-Een commented in opposition of the use permit.
- f) Mary Burczyk commented in opposition of the use permit.
- g) Nancy Nelson commented in opposition of the use permit.
- h) Onalee Castelan commented in opposition of the use permit.
- i) Mark Choi commented in opposition of the use permit.
- j) Cliff Neal commented in opposition of the use permit.
- k) John Dold commented in opposition of the use permit.
- l) Carolyn West commented in opposition of the use permit.
- m) Robert Henrich commented in opposition of the use permit.
- n) Dennis Adair commented in opposition of the use permit.
- o) Chris Bommarito commented in support of the use permit.

p) Suzanne Frank Adair commented in opposition of the use permit.

q) Al Chan called in to comment in opposition of the use permit.

Minor Use Applicants Jared Heyman and Amanda Rothstein spoke.

Chairperson Bauer closed the public hearing.

Commissioner Rhoads-Poston inquired as to the mention of unpaid 2021 Taxes and fire insurance.

In response Applicant Heyman commented that their taxes were paid to date and fire insurance had been secured as part of the application requirement process.

Commissioner Gaddies commented regarding the renting arrangements and asked where the applicants are during rental events.

In response, Applicant Heyman commented that he and his wife were traveling during the renting of the property.

Commissioner Gaddies commented regarding the cleaning service and the scheduling after each rental.

In response, Applicant Rothstein indicated that the cleaning service arrives the same day as check out.

Commissioner Cayler inquired as to the placement of trash receptacles.

In response, Applicant Rothstein indicated that the trash receptacles are placed at the curb on pick-up day.

Commissioner Rhoads-Poston inquired if the cleaning service walked the property for excess trash.

In response, Applicant Heyman commented on the routine of the cleaning service and the landscaping service.

Commissioner Cayler commented on the rules regarding smoking and what emergency evacuation notices were in place for renters.

In response, Applicant Heyman commented on the non-smoking rules and the current wild fire evacuation procedures.

Commissioner Gaddies inquired as to when the applicant intends to rent the unit if the applicant is currently living there.

In response, Applicant Heyman commented on the travel schedule during the rental season.

Commissioner Rhoads-Poston commented on the noise ordinance and the security of the property management when the applicant is traveling.

In response, Applicant Heyman commented on the security system and the current property management company.

Chairperson Bauer commented on the CC&Rs which state "no noxious or annoying activities."

In response, Applicant Heyman commented on the CC&Rs.

Commissioner Rhoads-Poston inquired as to whether the applicants have spoken to other vacation rental owners.

In response, the applicants commented on the other vacation rental owners.

Commissioner Rhoads-Poston commented on the application process and asked staff to comment.

Allan Calder commented on the annual review of the ordinance which will be presented to the Board of Supervisors in early Spring.

County Counsel Jim Laughlin commented that the state law requires zoning regulations be applied uniformly in a zoning district.

Commissioner Rhoads-Poston inquired as to how many unhosted vacation rentals are presently in Solano County.

Allan Calder indicated that he will forward that information to the commission.

Commissioner Cayler commented on the initial welcoming of the neighbors.

Chairperson Bauer commented that in order to approve the permit, she would have to find that the vacation rental is not a nuisance. She stated that she could not come to that finding based on the fire hazard, noise, trespassing and parking issues.

Commissioner Gaddies commented on the community and indicated that she could not vote in favor of the permit.

On a motion of Commissioner Cayler, seconded by Commissioner Rhoads-Poston, to approve the Permit Application MU-20-11 subject to the conditions listed, roll was taken. Since the vote was 2 to 2, the motion did not pass. A tie vote of the commission is automatically referred to the Board of Supervisors.

ANNOUNCEMENTS AND REPORTS

There were no announcements or reports.

ADJOURN

The meeting of the Solano County Planning Commission adjourned at 8:45 p.m.. The next meeting will be on March 4, 2021, at 7:00 p.m.



Solano County

675 Texas Street
Fairfield, California 94533
www.solanocounty.com

Minutes - Final Board of Supervisors

*John M. Vasquez (Dist. 4), Chair
(707) 784-6129*

*Monica Brown (Dist. 2), Vice-Chair
(707) 784-3031*

*Erin Hannigan (Dist. 1)
(707) 553-5363*

*James P. Spering (Dist. 3)
(707) 784-6136*

*Mitch Mashburn (Dist. 5)
(707) 784-6130*

Tuesday, April 27, 2021

9:00 AM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Board of Supervisors met on the 27th day of April 2021 in regular session via Webex conference call at 9:00 A.M. Present were Supervisors Hannigan, Brown, Spering, Mashburn, and Chair Vasquez. Chair Vasquez presided. Also present were County Administrator Birgitta E. Corsello and County Counsel Bernadette Curry.

ROLL CALL

Erin Hannigan, Monica Brown, James P. Spering, John M. Vasquez and Mitch Mashburn

SALUTE TO THE FLAG AND A MOMENT OF SILENCE

This meeting of the Solano County Board of Supervisors continued with the Salute to the Flag and a Moment of Silence.

PRESENTATIONS

1 [21-338](#)

Adopt and present a resolution and plaque of appreciation honoring Stacey Souza, Senior Public Health Nurse, upon her retirement from Solano County with over 30 years of dedicated service in the Health and Social Services Department, Public Health Division (Supervisor Mashburn)

Attachments: [A - Retirement Resolution](#)
[Minute Order](#)
[Adopted Resolution](#)

On motion of Supervisor Mashburn, seconded by Supervisor Hannigan, the Board adopted and presented Resolution No. 2021-71, recognizing Stacey Souza, Senior Public Health Nurse, upon her retirement from the Health and Social Services Department, Public Health Division, with over 30 years of

dedicated service to Solano County. So ordered by 5-0 vote. (see Resolution Book)

Enactment No: Resolution No. 2021-71

- 2 [21-337](#) Adopt and present a resolution and plaque of appreciation honoring Angela Remides, Administrative Secretary, upon her retirement from Solano County with over 26 years of dedicated service in the Health and Social Services Department, Public Health Division (Chair Vasquez)

Attachments: [A - Retirement Resolution](#)
[Minute Order](#)
[Adopted Resolution](#)

On motion of Chair Vasquez, seconded by Supervisor Hannigan, the Board adopted and presented Resolution No. 2021-72, recognizing Angela Remides, Administrative Secretary, upon her retirement from the Health and Social Services Department, Public Health Division, with over 26 years of dedicated service to Solano County. So ordered by 5-0 vote. (see Resolution Book)

Enactment No: Resolution No. 2021-72

- 3 [21-332](#) Adopt and present a resolution recognizing May 2021 as Mental Health Awareness Month in Solano County; and Adopt and present a resolution recognizing May 5, 2021 as World Maternal Mental Health Day in Solano County (Supervisor Brown)

Attachments: [A - Calendar of Events](#)
[B - Mental Health Awareness Month Resolution](#)
[C - World Maternal Mental Health Day Resolution](#)
[Minute Order](#)
[Maternal Mental Health Awareness Adopted Resolution](#)
[Mental Health Awareness Adopted Resolution](#)

On motion of Supervisor Brown, seconded by Supervisor Mashburn, the Board adopted and presented Resolution No. 2021-73, recognizing May 2021 as Mental Health Awareness Month in Solano County. So ordered by 5-0 vote. (see Resolution Book)

On motion of Supervisor Brown, seconded by Supervisor Mashburn, the Board adopted and presented Resolution No. 2021-74, recognizing May 5, 2021 World Maternal Mental Health Day in Solano County. So ordered by 5-0 vote. (see Resolution Book)

Enactment No: Resolution No. 2021-73 and Resolution No. 2021-74

- 4 [21-336](#) Adopt and present a resolution recognizing May 2021 as National Nurses Month in Solano County (Chair Vasquez)

Attachments: [A - National Nurses Month Resolution](#)
 [Minute Order](#)
 [Adopted Resolution](#)

On motion of Chair Vasquez, seconded by Supervisor Mashburn, the Board adopted and presented Resolution No. 2021-75, recognizing May 2021 as National Nurses Month in Solano County. So ordered by 5-0 vote. (see Resolution Book)

Enactment No: Resolution No. 2021-75

ITEMS FROM THE PUBLIC

Chair Vasquez invited members of the public to address the Board on matters not listed on the agenda but within the subject matter jurisdiction of the Board. The following comments were received:

A) Brenda (No last name given), IHSS Care Provider, spoke in support of additional PPE for IHSS workers.

B) Sherry (No last name given), IHSS Care Provider, spoke about continued labor negotiations for IHSS Workers.

C) Matt Burn spoke in support of the Board establishing a Civilian Oversight Board for the Sheriff's Office under Assembly Bill 1185.

D) Brandon Greene requested the Board of Supervisors place an item on the agenda to discuss reports of potential racism in the Sheriff's department and in support of the creation of a Civilian Oversight Board under Assembly Bill 1185.

E) Christa Heredia requested the Board of Supervisors place an item on the agenda to discuss reports of potential racism in the Sheriff's department and in support of the creation of a Civilian Oversight Board under Assembly Bill 1185.

F) Jessie Mueller spoke in support of the creation of a Civilian Oversight Board under Assembly Bill 1185 and requested the Board issue a statement against racism in the Sheriff's office.

G) Nancy Rothstein spoke in support of the creation of a Civilian Oversight Board under Assembly Bill 1185 and requested the Board issue a statement against racism in the Sheriff's office.

H) Mark (no last name given) spoke in support of the creation of a Civilian Oversight Board under Assembly Bill 1185 and requested the Board issue a statement against racism in the Sheriff's office.

I) Nimat Grantham spoke in support of the creation of a Civilian Oversight Board under Assembly Bill 1185 and requested the Board create policy to vet newly hired employees for association or support for militia groups.

J) Sarah Westmoreland spoke in support of the creation of a Civilian Oversight Board under Assembly Bill 1185 and requested the Board issue a statement against racism in the Sheriff's office.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

Chair Vasquez requested the Board hear Agenda Item No. 22 before hearing Agenda Item No. 21.

APPROVAL OF THE AGENDA

On motion of Supervisor Hannigan, seconded by Supervisor Mashburn, the Board approved the agenda of the Solano County Board of Supervisors for April 27, 2021 as submitted. So ordered by 5-0 vote.

PUBLIC COMMENT ON CONSENT CALENDAR

Supervisor Spring offered congratulations and thanks to Jacqueline Coleman, Special Programs Supervisor, and Valerie Wise, Juvenile Correctional Counselor, on their retirements from Solano County.

Chair Vasquez invited members of the public to address the Board on items listed on the Consent Calendar. There were no comments from the public.

APPROVAL OF THE CONSENT CALENDAR

On motion of Supervisor Hannigan, seconded by Supervisor Spring, the Board approved the following Consent Calendar items by 5-0 vote:

CONSENT CALENDAR

- 5 [21-367](#) Approve the minutes of the Solano County Board of Supervisors meetings of April 6, 2021 and April 13, 2021
- Attachments:* [A - April 6, 2021 Draft Minutes](#)
 [B - April 13, 2021 Draft Minutes](#)
 [Minute Order](#)
 [April 6, 2021 Adopted Minutes](#)
- Approved**
- 6 [21-366](#) Receive and file the Meeting Attendance Reports from the members of the Board of Supervisors
- Attachments:* [A - 2021 BOS Appointments](#)
 [Minute Order](#)
- Received and Filed**

- 7 [21-348](#) Approve the Notice of Completion for the Department of Child Support Services Relocation Project located at 675 Texas Street, Fifth Floor, in Fairfield constructed by American River Construction, Inc. of Placerville; and Authorize the Clerk of the Board to record the executed Notice of Completion
- Attachments:* [A - DCSS Relocation Project Notice of Completion](#)
 [B - Summary of Project Funding and Expense](#)
 [Minute Order](#)
 [Executed Notice of Completion](#)
- Approved**
- 8 [21-349](#) Adopt a resolution to amend the Alphabetical Listing of Classes and Salaries to add a new classification of Claims and Civil Litigation Manager with a monthly salary of \$8,815.26 - \$10,715.00
- Attachments:* [A - Alpha Class Listing Resolution](#)
 [Minute Order](#)
 [Adopted Resolution](#)
- Adopted**
- Enactment No: Resolution No. 2021-76**
- 9 [21-350](#) Adopt an updated County Equal Employment Opportunity (EEO) Harassment/Discrimination Policy
- Attachments:* [A - Draft EEO Discrimination/Anti-Harassment Policy](#)
 [B - Current EEO Harassment/Discrimination Policy](#)
 [Minute Order](#)
- Adopted**
- 10 [21-351](#) Approve a 3-year contract with Governmentjobs.com, Inc. dba NEOGOV for an amount not to exceed \$205,533, for applicant tracking and onboarding services for the period of May 1, 2021 through April 30, 2024, with additional annual extensions thereafter; and Authorize the County Administrator to execute the contract and any subsequent extensions within approved budget appropriations and any amendments not to exceed \$75,000 during any fiscal year
- Attachments:* [A - NEOGOV Contract](#)
 [Minute Order](#)
 [Executed Agreement](#)
- Approved**
- 11 [21-363](#) Adopt a resolution to amend the Alphabetical Listing of Classes and Salaries to reinstate the classification of Airport Maintenance Worker with a monthly salary range of \$4,320.83 - \$5,252 and Adopt a resolution to amend the Position Allocation List to add 1.0 FTE Airport Maintenance Worker position and to delete 1.0 FTE Building Trades Mechanic position

Attachments: [A - Alpha Class Listing Resolution](#)
[B - Position Allocation Resolution](#)
[Minute Order](#)
[Adopted Alphabetical Listing Resolution](#)
[Adopted Classifications Resolution](#)

Adopted

Enactment No: Resolution No. 2021-77 and Resolution No. 2021-78

- 12** [21-269](#) Receive the Auditor-Controller's Internal Audit Division's Internal Control Review of the District Attorney Series 05 Warrant Disbursement Process for Controls in Place as of June 30, 2020

Attachments: [A - District Attorney Series 05 Review Report](#)
[Minute Order](#)

Received

- 13** [21-358](#) Receive the Auditor-Controller's Internal Audit Division's Internal Control Review of the Sheriff's Office Series 06 and 07 Warrant Disbursement Process for Controls in Place as of June 30, 2020

Attachments: [A - Sheriff Series 06 and 07 Review Report](#)
[Minute Order](#)

Received

- 14** [21-341](#) Accept the Solano County Treasurer's Quarterly Report for the period of January 1, 2021 through March 31, 2021

Attachments: [A - Letter to the Board](#)
[B - Statement of Compliance](#)
[C - Investment Portfolio](#)
[D - Balance Sheet and Income Statement](#)
[E - Yield Curve](#)
[F - PARS 115 Report](#)
[Minute Order](#)

Accepted

- 15** [21-339](#) Approve a telecommunications license agreement between the County of Solano and the City of Vallejo to use a portion of Solano County's Vallejo Courthouse Radio Site (1340 Virginia Street in Vallejo, CA); Authorize the Chief Information Officer to execute the contract and any amendments that are technical in nature

Attachments: [A - County/City of Vallejo Contract](#)
[Minute Order](#)

Approved

- 16 [21-334](#)
- Adopt a resolution and plaque of appreciation honoring Jacqueline A. Coleman, Special Programs Supervisor, upon her retirement from Solano County with 30 years of distinguished service in the Health and Social Services Department, Child Welfare Services Division
- Attachments:* [A - Retirement Resolution](#)
 [Minute Order](#)
 [Adopted Resolution](#)
- Adopted**
- Enactment No: Resolution No. 2021-79**
- 17 [21-335](#)
- Approve an amendment to the Napa/Solano Area Agency on Aging contract with Molly's Angels of Napa Valley for \$33,427 for a total contract amount of \$108,427 to provide transportation and support services for the period ending June 30, 2021; and Authorize the County Administrator to execute the amendment
- Attachments:* [A - Molly's Angels Second Amendment](#)
 [B - Links to Molly's Angels Contract and First Amendment](#)
 [Minute Order](#)
- Approved**
- 18 [21-344](#)
- Adopt a resolution to amend the List of Numbers and Classifications of Positions to add 1.0 FTE Accounting Clerk II and delete 0.75 FTE Accounting Clerk III in the District Attorney's Office
- Attachments:* [A - Position Allocation Resolution](#)
 [Minute Order](#)
 [Adopted Resolution](#)
- Adopted**
- Enactment No: Resolution No. 2021-80**
- 19 [21-362](#)
- Approve a plaque of appreciation honoring Valerie Wise, Juvenile Correctional Counselor - Journey, upon her retirement from the Solano County Probation Department with 17 years of dedicated public service
- Attachments:* [Minute Order](#)
- Approved**
- 20 [21-330](#)
- Approve a Workforce Development Board (WDB) of Solano County's First Contract Amendment with the Solano County Office of Education to serve as the WIOA Youth Program Provider with an extension of services for one year through March 31, 2022 and an increase of \$478,254 for those services, for a total amount not to exceed \$1,028,254 and authorize the Workforce Development Board President/Executive Director to sign the Amendment

Attachments: [A - SCOE Amendment](#)
 [B - Link to Original SCOE Contract](#)
 [Minute Order](#)

Approved

REGULAR CALENDAR

22 [21-378](#)

Receive an update from staff on items discussed at the Board's Legislative Committee on April 19, 2021; Consider taking a position on AB 98, SB 556 and AB 537; Receive an update from the County's Federal Legislative Advocates on the status of legislation of interest to the County regarding the Biden Administration's FY 2022 budget outline and the US Treasury Department's American Rescue Plan guidance; and Receive an update from the County's State Legislative Advocates on the status of legislation that is of interest to the County

Attachments: [A - AB 98 Bill \(Frazier\)](#)
 [B - SB 556 Bill \(Dodd\)](#)
 [C - AB 537 Bill \(Quirk\)](#)
 [D - Federal Legislative Update](#)
 [E - State Legislative Update](#)
 [Minute Order](#)

Senior Management Analyst Matthew Davis introduced the item.

Federal Legislative Advocate Joe Krahn provided an overview on the American Rescue Plan Act and President Biden's Fiscal Year 2021-22 budget.

State Legislative Advocate Karen Lange provided an overview of the Governor's anticipated budget. She further updated the Board on upcoming legislation that is of interest to Solano County and provided an overview of the potential recall timeline regarding Governor Newsom.

In response to a question by Supervisor Hannigan, Mr. Krahn stated there is a lot of speculation that the 2020 Census numbers are incorrect, noting there have been multiple members of congress that are questioning the validity of the numbers.

Supervisor Hannigan stated she has concerns for the loss of a congressional representative and the potential loss of future federal funds. She spoke in support of the Board potentially becoming involved in efforts to validate the Census 2020 numbers.

Mr. Davis provided an overview of Assembly Bill (AB) 98 - Health Care: Medical Goods, Reuse and Redistribution (Frazier)

Chair Vasquez invited members of the public to address the Board on this matter. There were no comments from the public.

In response to a question by Supervisor Brown, Director of Health and Social Services Gerald Huber, stated it is believed the State will contract with non-profit organizations, noting it should be the State's responsibility not to impose another obligation within the context of Area on Aging.

In response to a question by Supervisor Hannigan, Ms. Lange stated the measure requires the State to provide coverage for the cost of the program.

On motion of Supervisor Hannigan, seconded by Chair Vasquez, the Board approved a letter of support for AB 98. So ordered by a 5-0 vote.

Mr. Davis provided an overview of Senate Bill (SB) 556 - Street Light Poles, Traffic Signal Poles: Small Wireless Facilities (Dodd)

Ms. Lange stated there are multiple concerns including an inability for local governments to exclude certain poles, the danger of the wireless device losing power and causing issues with the traffic signal, and the cap on fees local governments can charge for the use of the poles by wireless companies.

Supervisor Hannigan spoke in opposition to the legislation noting it does not increase broadband services in rural and/or poorer communities as it is written and puts undue hardships on cities and counties for funding.

Supervisor Mashburn spoke in opposition to the legislation as it is currently written, noting that while he sees value to rural residents for greater access to cellular data in the rural counties, the legislation as it is written does not provide greater access.

Supervisor Spering stated the legislation does not provide high speed internet in disadvantaged communities or rural communities. He recommended the Board not take a position and relay the Board's concerns to the author.

Supervisor Brown stated as it is written it does not bring broadband internet to the rural communities. She recommended the Board take no position.

In response to a question from Chair Vasquez, Ms. Lange stated the Board can send a letter listing the policy concerns the Board has.

On motion of Supervisor Hannigan, seconded by Supervisor Mashburn, the Board did not take a formal position on SB 556 and directed staff to prepare a letter to the author with the Board's concerns. So ordered by a 5-0 vote.

Mr. Davis provided an overview of Assembly Bill (AB) 537 - Communications: Wireless Telecommunications Broadband Facilities (Companion Bill to SB556) (Quirk)

Ms. Lange stated the bill is very similar to SB556, noting it does not contain

the same amount of pressure for County staff to approve items as quickly and provides staff with the ability deny an application if the project is in an area that is not favorable.

Engineering Manager Matt Tuggle stated staff recommended “light” support for this bill since it does provide time for staff to complete traffic studies and have a fix on when construction will take place. He further stated staff is ok with a watch position if the Board feels the bill needs more time.

Supervisor Brown stated she is in agreement with a watch position or sending a letter indicating the Board’s concerns.

Supervisor Sperring moved the Board take a watch position and Supervisor Mashburn seconded the motion. Supervisor Brown voted no on the item, stating the motion did not include directing staff to send a letter with the Board’s concerns.

Supervisor Spearing stated he would amend his motion to include direction to staff to prepare a letter with the Board’s concerns. Supervisor Mashburn stated he would second the amended motion.

On motion of Supervisor Sperring, seconded by Supervisor Mashburn, the Board took a watch position on AB537 and directed staff to prepare a letter to the author with the Board’s concerns. So ordered by a 5-0 vote.

RECESS approximately at 10:30 a.m.

This meeting of the Solano County Board of Supervisors recessed at 10:53 A.M. and reconvened at 11:03 A.M. All members were present and Chair Vasquez presided.

21

21-347

Receive an update on Federal and State Redistricting legislation; Receive and update on the status of and proposed Redistricting 2021 project timeline to redraw the County’s district boundary lines; and Consider the appointments of members to the Solano County Redistricting Advisory Committee for a term to expire upon completion of the project

Attachments: [A - Legislative Counsel Letter](#)
 [B - Redistricting Advisory Committee Appointees by District](#)
 [C - Redistricting Project Timeline Overview](#)
 [D - Redistricting 2021 Preliminary Hearing Schedule](#)
 [Minute Order](#)

Assistant County Administrator Bill Emlen introduced the item and provided an overview of the status of the 2021 Redistricting Project.

Redistricting Partners Owner Paul Mitchell provided an overview of the duties and responsibilities his partners, the Redistricting Advisory Committee, and the County will be undertaking in the future for the redistricting process.

Supervisor Spering recommended the Board continue the appointment of the committee members to a future meeting and requested the recommended schedule of public meetings be amended to a total of 10 meetings, with two meetings being held in each district.

In response to a question from Supervisor Hannigan, Mr. Mitchell stated under the Fair Maps Act, the Board will need to hold a total of 4 outreach meetings and then one meeting to adopt the final plan.

County Administrator Birgitta Corsello stated staff chose to go with 9 meetings to ensure there would be at least one meeting in each district as well as one meeting at the top, middle and at the bottom of the county; however, staff can easily change that to 10 meetings. Ms. Corsello further stated staff envisioned mostly evening and weekend meetings with the Advisory Committee members deciding if they want to attend every meeting or if they want to regionalize the meetings. She stated the primary focus of the committee is to identify and engage the communities of interest in their areas.

Supervisor Spering stated he would like to see one meeting held in the unincorporated area and one in the city of his district, noting his main concern is public access, uniform criteria, and a clear understanding of the criteria.

In response to a question from Supervisor Brown, Ms. Corsello stated the Committee members may attend as many of the meetings as they desire to. She further stated the meetings should be held at various times of the day.

Supervisor Hannigan stated there are areas of socio economically challenged neighborhoods in each district that may not have access to broadband and/or computers in their areas. She further stated the Advisory Committee members will have to address the issues with access.

In response to a question from Chair Vasquez, Mr. Mitchell stated the state prison populations are the only ones that will be participating. He further noted, they will identify as individuals who are in group quarters and redistribute the population statewide.

Chair Vasquez invited members of the public to address the Board on this matter. There were no comments from the public.

On motion of Supervisor Spering, seconded by Supervisor Hannigan, the Board approved the Redistricting 2021 Project timeline. So ordered by a 5-0 vote.

23 [21-79](#)

Receive a presentation from the Department of General Services and KNN Public Finance, the County's Financial Advisor, as a follow-up item regarding financing options for proposed energy efficiency and resiliency projects and provide any guidance to be incorporated as the proposal is readied for possible financing and contract approval

Attachments: [A - List of Campus per Project](#)
 [B1 - Analysis for 20 years](#)
 [B2 - Analysis for 25 years](#)
 [C - Engie - Forefront Comparison](#)
 [Minute Order](#)

Director of General Services Megan Greve introduced the item and provided an overview of the goals of the project.

Senior Management Analyst Magen Yambao provided an overview of the 20 year and 25 year analysis on the recommended projects.

In response to a question from Supervisor Mashburn, Ms. Yambao stated there will be a decreased savings once the equipment reaches 20 years of age; however, the decrease in savings are reflected in the report.

In response to a question from Supervisor Mashburn, Ms. Greve stated staff did look at Power Purchase Agreements (PPA) noting the agreement is a 20-year flat rate agreement. She further stated although staff did not complete a full 20-25-year analysis of the PPA it appears when the rates are broken down on average, they are slightly lower than the projected savings the County would get from Engie. Ms. Greve noted however staff was very conservative in their estimate of savings with the Engie project, which means there is potentially more savings that what is listed in the staff report. Ms. Greve further stated there will be an additional \$20,000,000 in projects that the County will still have to complete if they choose to go with a PPA.

Discussion was held regarding the life expectancy of the batteries with Supervisor Spering directing staff to return to the Board with information on recycling and disposal of the batteries.

In response to a question from Supervisor Hannigan, Ms. Greve stated the project is designed to meet 85%-90% of the County's energy needs.

In response to a question from Supervisor Mashburn, Assistant Director of General Services James Bezek stated the General Fund will only pay \$5,000,000 due to the projected savings from the Engie project as opposed to using a PPA which would result in the General Fund paying \$20,000,000 for the completion of necessary facilities upgrades.

Discussion was held regarding how the Board will handle the potential savings, with Supervisor Brown stating the County should put the savings aside to fund future upgrades to the solar panels.

Assistant County Administrator Nancy Huston introduced the financing strategies for the project.

KNN Public Finance Senior Managing Director David Leifer provided an overview of the debt affordability and rating agency metrics, the impact of energy efficiency and resiliency borrowing on the County's debt ratios, and the plan of finance.

Chair Vasquez invited members of the public to address the Board on this matter. The following comments were received:

A) Bill Jacobson, spoke in opposition to the project.

B) George Guynn, Jr. spoke in opposition to the project.

In response to questions by Supervisor Sperring, Ms. Greve stated the project will utilize the most current technology available. Ms. Greve further stated while the project can be completed in phases, it must be done as a whole to ensure the promised savings,

On motion of Supervisor Mashburn, seconded by Supervisor Sperring, the Board: 1) approved the midrange project; 2) authorized staff move forward with KNN to secure debt financing; and 3) directed staff to return to the Board for contract approval. So ordered by a vote of 5-0.

ITEMS FROM THE PUBLIC con't

CLOSED SESSION

The Solano County Board of Supervisors recessed to Closed Session at 1:08 P.M. to discuss the following matters:

24

[21-324](#)

CONFERENCE WITH LABOR NEGOTIATORS (Pursuant to Government Code § 54957.6); Solano County representatives: Kim Williams, Patricia Cano, Birgitta E. Corsello, and Nancy Huston. Employee organizations: Teamsters, Local 150 for Unit 1 (Attorneys); SEIU Local 1021 for Unit 2 (Nurses), Unit 5 (Health and Welfare Employees), Unit 7 (Regulatory, Technical and General Services Employees), Unit 8 (General Services Supervisors), Unit 9 (Clerical Employees) and Units 82, 87, 89, and 90 (Extra Help Employees); Solano County Deputy Sheriff's Association for Unit 3 (Law Enforcement Employees) and Unit 4 (Law Enforcement Supervisors); Public Employees Union, Local One for Unit 6 (Health and Welfare Supervisors) and Unit 16 (Mid-Management Employees); Stationary Engineers, Local 39 for Unit 10 (Skilled Craft and Service Maintenance Employees); Union of American Physicians and Dentists for Unit 11 (Physicians, Dentists and Psychiatrists); Solano County Probation Peace Officer Association for Unit 12 (Probation Employees) and Unit 15 (Probation Supervisors); Solano County Sheriff's Custody Association for Unit 13 (Correctional Officers); Teamsters, Local 856 for Unit 14 (Correctional Supervisors); Solano County Law Enforcement Management Association for Unit 17 (Law Enforcement Management) and Unit 18 (Sheriff's Office Management); Professional and Technical Engineers, Local 21 for Unit 19 (Executive and Senior Management); Unit 60 Legislative Group; Unit 61 (unrepresented Executive Management Employees), Unit 62 (unrepresented Senior Management Employees) and Unit 30 (Confidential Employees)

In-Home Supportive Services Authority representatives: Kim Williams,

Patricia Cano, Nancy Huston, Birgitta E. Corsello, and Burke Dunphy, Esq.
Employee organization: SEIU Local 2015

2:00 P.M.

RECONVENE

This meeting of the Solano County Board of Supervisors reconvened at 2:00 P.M. All members were present and Chair Vasquez presided.

REPORT OF ACTION IN CLOSED SESSION (IF APPLICABLE)

County Counsel Bernadette Curry advised that there were no reports from Closed Session.

25

[21-354](#)

Conduct a noticed Public Hearing to consider a Minor Land Use Permit application MU-20-11 to establish a Short-Term Vacation Rental - Unhosted on a 2.8-acre parcel located at 4376 Edinburg Court, 1.8 miles northwest of the City of Fairfield in the Rural Residential (RR-2.5) zoning district, APN 0147-182-120; Adopt a resolution approving Use Permit No. MU-20-11 based on the findings and subject to the recommended conditions of approval

Attachments:

[A - Resolution to Approve Application](#)

[B - Resolution to Deny Application](#)

[C - Property map and Photos](#)

[D - Ordinance 2018-1798](#)

[E - Link to Petition and Correspondence](#)

[F - 9/23/20 Letter to County Regarding MUP](#)

[G - Inspection Reports](#)

[H - Planning Commission Minutes of February 18, 2021](#)

[I - BOS Public Notice April 27, 2021](#)

[Minute Order](#)

[Adopted Resolution](#)

Board Members made ex parte statements regarding communications received for this appeal.

Director of Resource Management Terry Schmidtbauer introduced the item.

Planning Program Manager Allan Calder provided an overview of the background of actions by the Planning Commission and staff's history with complaints against both the property usage and the applicants. He further reviewed the legal findings to grant or deny a use permit and provided the proposed conditions of approval.

Applicant Jared Heyman provided a history of his and Ms. Rothstein's purchase of the property and of the things they have done to come into compliance with the County Code. Mr. Heyman addressed complaints

against the property, noting that all have been addressed or were investigated by County staff and were unfounded. He requested the Board approve their use permit application.

Chair Vasquez opened the public hearing invited members of the public to address the Board on this matter. The following comments were received:

- A) Harry Thomas Reynold spoke in opposition to the requested short-term rental permit application.*
- B) Jack (no last name given) spoke in opposition to the requested short-term rental permit application*
- C) Chris (no last name given) spoke in support of approving the short-term rental permit application.*
- D) Diane Silvadene spoke in opposition to the requested short-term rental permit application*
- E) Brent Carol spoke in support of approving the short-term rental permit application.*
- F) Jessie Chris spoke in support of approving the short-term rental permit application.*
- G) Melissa Neal spoke in opposition to the requested short-term rental permit application.*
- H) Chris Lovatas spoke in support of approving the short-term rental permit application.*
- I) Mercedes Gavin, Attorney for the Green Valley Residents, spoke in opposition to the requested short-term rental permit application.*
- J) Cliff Neal spoke in opposition to the requested short-term rental permit application.*
- K) Nancy Nelson spoke in opposition to the requested short-term rental permit application.*
- J) Pamela Valdevia spoke in support of approving the short-term rental permit application.*
- L) Jeff (no last name given) spoke about property rights and spoke in support of approving the short-term rental permit application.*
- M) Cheree Rodriguez spoke in support of approving the short-term rental permit application.*
- N) William Fell spoke in opposition to the requested short-term rental permit application.*

- O) *Dennis Adair spoke in opposition to the requested short-term rental permit application.*
- P) *Suzanne Frank Adair spoke in opposition to the requested short-term rental permit application.*
- Q) *Barbara Scofield spoke in opposition to the requested short-term rental permit application.*
- R) *Betsy Guigni spoke in opposition to the requested short-term rental permit application.*
- S) *Carolyn West requested the Board continue the discussion on this item until they have reviewed issues of operations of short-term rentals in the County.*
- T) *Anita (no last name given) spoke in opposition to the requested short-term rental permit application.*
- U) *Madelyn Mulgrew spoke in opposition to the requested short-term rental permit application.*

Mr. Heyman provided answers to issues that were brought up during public comment.

In response to a question from Supervisor Mashburn, Mr. Heyman stated there was cease-and-desist order put in place for their property in Arizona because of an amendment to the CC&R's for the association.

In response to a question from Supervisor Hannigan, Mr. Heyman stated they owned two previous short-term rentals, noting that those homes were not a primary residence, and this home is.

In response to a question by Supervisor Mashburn, Mr. Schmidtbauer stated short-term rentals are consistent with County Code, noting that if the use permit was revoked, and they continued to rent out the property, the Board could take them to court.

In response to questions from Supervisor Spering, Mr. Heyman stated they have resided in the house over 500 days in the last two years.

In response to a question from Supervisor Spering, County Counsel Bernadette Curry stated the Green Valley CC&R's were amended on April 7, 2021.

In response to a question by Supervisor Spering, Mr. Calder stated they would request confirmation from the applicant that they have hired a property manager and ensure contact information is placed on the front of the house. He further stated the County could require the applicant to provide a signed

contract proving services have been purchased.

Lengthy discussion was held regarding code enforcement and abatement in the case of a revocation of the use permit with no action taken.

Chair Vasquez closed the public hearing.

Supervisor Mashburn stated given the testimony provided, concerns from the residential community, and that the Board will be making a possible decision to put a moratorium on short-term rentals for other neighborhoods, at this time he would not support this application.

In response to a question from Supervisor Mashburn, Ms. Curry stated if the Board continues the application, and then approves a moratorium, it would apply to this application as well. Ms. Curry further stated the Board must approve or deny this application on its merits only.

Supervisor Mashburn made a motion to continue this decision for future consideration after the potential moratorium is voted on to ensure the applicant is required to comply with the new rules.

Ms. Curry stated if the application is continued until the new ordinance is adopted, the applicant will be subject to all new provisions of the ordinance, including a moratorium. She further stated the only way to allow the application to go forward if a moratorium is adopted would be to approve the application at this time.

Supervisor Sperring spoke in opposition of a continuance of the application.

Supervisor Brown spoke in support of denying the application.

Chair Vasquez spoke in opposition of a continuance of the application.

Supervisor Hannigan spoke in support of denying the application, noting she would not support an unhosted short term rental in the rural residential zones.

Supervisor Mashburn rescinded his first motion to continue.

On motion of Supervisor Mashburn, seconded by Supervisor Brown, the Board adopted Resolution No. 2021-81, denying a Minor Land Use Permit application MU-20-11 to establish a vacation rental – unhosted on a 2.8 acres parcel located at 4376 Edinburg Court, 1.8 miles northwest of the City of Fairfield in the Rural Residential (RR-2.5) Zoning District, APN 0147-182-120, as amended to include a waiver for the applicant in the payment of new fees. Supervisor Sperring voted no. So ordered by a 4-1 vote. (see Resolution Book)

Enactment No: Resolution No. 2021-81

Conduct a noticed Public Hearing to consider adopting an urgency interim ordinance prohibiting new Short-Term Vacation Home Rental applications in the Rural Residential zoning districts (RR2.5, RR-5 and RR-10) within the unincorporated areas of the County of Solano (4/5 vote required)

Attachments: [A - Proposed Ordinance](#)
[B - Map of all zoning districts STRs allowed](#)
[C - Map of all RR Zoning Districts](#)
[D - Map of RR-2.5 Zoning Districts](#)
[E - Public Notice](#)
[Minute Order](#)
[Adopted Ordinance](#)

Director of Resource Management Terry Schmidtbauer introduced the item.

Planning Program Manager Allan Calder provided the history of short-term rentals in Solano County and an overview of the impact to existing and future applications should the ordinance be adopted.

Chair Vasquez opened the public hearing invited members of the public to address the Board on this matter. The following comments were received:

A) Melissa Neal spoke in opposition to unhosted short-term rentals in rural residential areas.

B) Charles Woods spoke in support of short-term rentals in rural residential areas.

C) Suzanne Frank Adair spoke in support of the moratorium.

In response to a question by Supervisor Spering, Mr. Calder stated the moratorium prohibits short-term vacation rentals in the rural residential zoning districts.

In response to a question from Supervisor Mashburn, Mr. Schmidtbauer stated the Board may choose to focus on all agricultural districts or only on those properties that are zoned rural residential (RR)-2.5. Mr. Schmidtbauer further stated the ordinance as recommended focuses on those areas that are zoned RR-2.5, RR-5 and RR-10, noting the ordinance as written is for both hosted and unhosted in the RR districts.

On motion of Supervisor Spering, seconded by Supervisor Hannigan, the Board approved reading of the proposed Urgency Ordinance (Ordinance No. 2021-1820-U) prohibiting new hosted and unhosted short term vacation home rental applications in the Rural Residential zoning districts (RR-2.5, RR-5 and RR-10) in the unincorporated territory of the County of Solano, adopted as an urgency measure, by title only, waived further reading, and adopted the ordinance by a majority vote. So ordered by 5-0 vote. (see Ordinance Book)

Enactment No: Ordinance No. 2021-1820-U

27 [21-353](#)

Conduct a noticed Public Hearing to consider a permanent ordinance amending Chapter 28 (Zoning Regulations) of the Solano County Code requiring a minor use permit rather than an administrative permit for certain public assembly and tourist land uses, including special event facilities and vacation rental homes, located on properties served by private roads within unincorporated Solano County

Attachments: [A - Proposed Ordinance](#)
 [B - Proposed Ordinance Redlined](#)
 [C - Planning Commission Resolution with Recommended Ordinance](#)
 [D - County Road Standards - Private Roads](#)
 [E - BOS Minutes of January 26, 2021](#)
 [F - Notice of Hearing](#)
 [Minute Order](#)
 [Adopted Ordinance](#)

Director of Resource Management Terry Schmidtbauer introduced the item.

Planning Program Manager Allan Calder provided the history of special events use permits for certain public assembly tourist land uses located on private roads in Solano County and an overview of the changes made to the ordinance as requested by the Board at its January 26, 2021 meeting.

In response to questions from Supervisor Sperring, Mr. Calder provided an explanation on County Road standards and stated should a property owner want hold a commercial special event, they would be required to bring the private road up to County standards.

In response to a question from Supervisor Brown, Mr. Schmidtbauer stated there is typically a 5-year review period on use permits.

Supervisor Brown stated she would like to ensure that there is a sunset date on the use permits.

Supervisor Mashburn recommended adding a requirement for the landowner to have emergency equipment and personnel on site the day of the event to avoid requiring permanent private road upgrades.

Assistant County Administrator Bill Emlen stated the County can require additional safety equipment onsite when reviewing individual event use permits.

Chair Vasquez opened the public hearing and invited members of the public to address the Board on this matter. There were no comments from the public. Chair Vasquez closed the public hearing.

On motion of Supervisor Sperring, seconded by Supervisor Hannigan, the Board approved reading the proposed ordinance (Ordinance No. 2021-1821) amending Chapter 28 (Zoning Regulations) of the Solano County Code to revise and update land use permit requirements for certain public assembly and tourist land uses, including special event facilitates and vacation rental homes, located on properties served by private roads, by title only and waived further reading and adopted the ordinance by a majority vote. So ordered by 5-0 vote.

Enactment No: Ordinance No. 2021-1821

BOARD MEMBER COMMENTS AND REPORTS ON MEETINGS

Chair Vasquez invited members of the Board to make comments or reports on meetings. The following comments were received:

A) Supervisor Brown requested that this meeting of the Solano County Board of Supervisors be adjourned in memory of Hal Jones.

Supervisor Brown made a motion per Rule 4H of the Solano County Board of Supervisors Rules of Procedure to request direction of staff to work with the speakers from public comment who requested an oversight body under AB1185. Motion fails due to lack of second.

B) Supervisor Spering requested that this meeting of the Solano County Board of Supervisors be adjourned in memory of Annie-Kate McDuff.

C) Supervisor Mashburn requested that this meeting of the Solano County Board of Supervisors be adjourned in memory of Doris Lawson.

ADJOURN:

This meeting of the Solano County Board of Supervisors adjourned at 5:22 P.M. Next meeting of the Solano County Board of Supervisors will be May 4, 2021 at 9:00 A.M., Board Chambers, 675 Texas Street, Fairfield, California.

JOHN VASQUEZ, Chair
Solano County Board of Supervisors

BIRGITTA E. CORSELLO, Clerk
Solano County Board of Supervisors

By _____
Alicia Draves, Chief Deputy Clerk

ORDINANCE NO. 2021 – 1820U

AN INTERIM ORDINANCE PROHIBITING NEW HOSTED AND UNHOSTED VACATION RENTAL HOMES WITHIN THE RURAL RESIDENTIAL ZONING DISTRICTS IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SOLANO, ADOPTED AS AN URGENCY MEASURE

The Board of Supervisors of the County of Solano ordains as follows:

SECTION 1. Findings

- A. Ordinance No. 2018-1798, adopted by the Board of Supervisors on October 2, 2018, amended the Solano County Zoning Regulations by defining the short-term rental of a dwelling as a “vacation house rental” and authorizing such land use, subject to specified standards and either an administrative permit or a minor use permit, within the A-20, A-SV-20, RR-10, RR-5, RR-2.5, and W-160 zoning districts.
- B. A “hosted vacation house rental” is defined as a vacation house rental on a parcel with both a primary and secondary dwelling and where the property owner resides in one of the dwellings, while an “unhosted vacation house rental” is defined as a vacation house rental on a parcel on which the property owner does not reside.
- C. In adopting Ordinance No. 2018-1798, the Board of Supervisors made a finding that the use of a dwelling as a vacation house rental is a commercial land use rather than a residential land use and was not an authorized land use anywhere within the unincorporated territory of the County of Solano prior to the effective date of that ordinance.
- D. Since Ordinance No. 2018-1798 was enacted, four vacation house rentals have been issued land use permits for operation, ten have permit applications pending, and at least eight are operating without County land use permits.
- E. On April 6, 2021, the Board of Supervisors received a status report from the Department of Resource Management regarding implementation of Ordinance No. 2018-1798. The public provided extensive comments to the Board regarding the ordinance and current implementation practices, particularly within the RR-2.5 zoning district.
- F. After considering the Department’s status report and the public’s comments, the Board directed staff to explore options for improving the County’s operational standards for vacation house rentals, improving the permit process, and improving the functionality of the complaint process. In addition, the Board directed staff to reevaluate which zoning districts are appropriate locations for the operation of hosted or unhosted vacation house rentals

- G. The public raised significant concerns regarding whether new vacation house rentals should be approved in the Rural Residential zoning district, given the predominately residential character of neighborhoods within those districts as well as other concerns. At least one permit application for a new vacation house rental in the RR-2.5 zoning district is pending and ready for consideration and action.
- H. The potential for new vacation house rentals in the Rural Residential zoning districts without adequate land use regulations and procedures in place to prevent increased interference with neighboring residential land uses presents a current and immediate threat to the public's safety and welfare, and the approval of additional use permits, building permits, or other applicable entitlements for such uses would result in that threat to public safety and welfare.
- I. While this interim ordinance is in effect, the County intends to study and consider land use development policies, standards, and procedures related to vacation house rentals that should be added to its zoning regulations.

SECTION 2. Interim Prohibition on new Vacation House Rentals

From and after the date of enactment of this interim ordinance, no use permit, variance, administrative permit, building permit, business license, or any other entitlement for use shall be approved or issued for the establishment, construction, or operation of a new hosted or unhosted vacation house rental, as defined in Section 28.01 of the Solano County Code, for any location or property within the Rural Residential (RR-10, RR-5 & RR-2.5) zoning districts in the unincorporated territory of Solano County, unless a use permit or administrative permit was approved prior to April 27, 2021, authorizing the establishment, construction, and operation of such use.

SECTION 3. Effective Period

This interim ordinance is urgently needed for the immediate preservation of the public health, safety, and welfare. It shall take effect immediately upon adoption and shall be of no further force and effect 45 days following the date of its adoption, unless extended in accordance with the provisions set forth in California Government Code section 65858.

SECTION 5. Authority

California Government Code section 65858 provides that an urgency measure in the form of an initial interim ordinance may be adopted by a four-fifths vote of the Board of Supervisors, which shall be effective for only 45 days following its date of adoption. Government Code section 65858 further provides that such an urgency

measure may be extended following compliance with that section for an additional 22 months and 15 days beyond the original 45-day period.

SECTION 6. Penalties

The definitions and penalties for land use violations that are prescribed in Chapter 28 of the Solano County Code shall apply to violations of the provisions of this interim ordinance.

SECTION 7. Severability

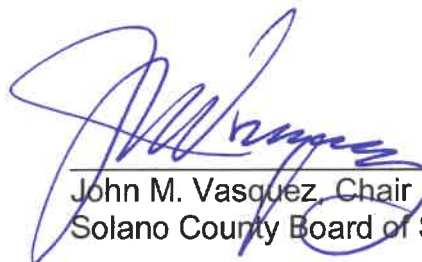
If any provision of this interim ordinance or the application of it to any persons or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of the interim ordinance are declared to be severable.

PASSED AND ADOPTED by the Solano County Board of Supervisors at its regular meeting on April 27, 2021, by the following vote:

AYES: SUPERVISORS Hannigan, Brown, Spring, Mashburn, and Chair Vasquez

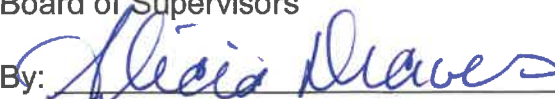
NOES: SUPERVISORS None

EXCUSED: SUPERVISORS None



John M. Vasquez, Chair
Solano County Board of Supervisors

ATTEST:
Birgitta E. Corsello, Clerk
Board of Supervisors

By: 

Alicia Draves, Chief Deputy Clerk

Introduced: 4/27/21
Adopted: 4/27/21
Effective: 4/27/21

..title

Conduct a noticed Public Hearing to consider a proposed 22 month and 15-day extension of urgency Interim Ordinance No. 2021-1820U prohibiting new Short-Term Vacation Home Rental applications in Rural Residential zoning districts (RR2.5, RR-5, and RR-10) within the unincorporated areas of the County of Solano (4/5 vote required)

..body

Published Notice Required? Yes X No
Public Hearing Required? Yes X No

DEPARTMENTAL RECOMMENDATION:

The Department of Resource Management recommends that the Board of Supervisors:

1. Read the proposed ordinance by title only and waive further reading by majority vote;
2. Conduct a public hearing to consider a proposed 22 month and 15-day extension of Interim Ordinance 2021-1820U adopted as an urgency measure on April 27, 2021, prohibiting new Short-Term Vacation Home Rental applications in Rural Residential zoning districts (RR2.5, RR-5, and RR-10) within the unincorporated areas of the County of Solano (Attachment A); and
3. Adopt ordinance 2021-1820U-E to approve a 22 month and 15-day extension of Interim Ordinance 2021-1820U (4/5 vote required).

SUMMARY:

On April 6, 2021, Department staff provided the Board an update on the implementation of the Short-Term Vacation Home Rental (STR) program in unincorporated Solano County. After considering the Department's status report and the public's comments, the Board directed staff to explore options for improving the regulatory approach for STR's and to return with an urgency ordinance to enact a moratorium on approval of new STR applications within the Rural Residential zoning districts (RR2.5, RR-5, and RR-10). Staff returned as directed on April 27, 2021, and following a public hearing, the Board enacted Ordinance No. 2021-1820U prohibiting approval of new permits for STR applications in the Rural Residential zoning districts for 45 days (through June 11, 2021) (Attachment B). At the meeting, staff received direction from the Board to evaluate impact to agricultural production on rural residential properties, to consider whether hosted versus unhosted STRs should be allowed in the RR zone districts, potential spacing requirements between STRs in a RR zoned district, to consider other zoning districts where STRs may be allowed, and to propose any other additional measures to ensure or obtain compliance with code requirements.

An extension to the urgency ordinance is necessary to complete the evaluation requested by the Board. The proposed extension ordinance (proposed Ordinance No. 2021-1820U-E) contains the same provisions as the original urgency ordinance with the added extension text in accordance with the provisions set forth in California Government Code section 65858, resulting in a total of two years that the urgency ordinance would be in effect if the extension is approved.

FINANCIAL IMPACT:

The costs associated with preparing the agenda item are nominal and absorbed by the

Department's FY2020/21 Adopted Budget.

DISCUSSION:

Ordinance No. 2018-1798, adopted by the Board of Supervisors on October 2, 2018, amended the Solano County Zoning Code by defining the short-term rental of a dwelling as a "vacation house rental". Two forms of STRs were defined: 1) a "hosted vacation house rental" where the owner resides in one of two dwellings on a parcel during the rental, and 2) an "unhosted vacation house rental" where the owner does not reside on the property during the rental. Based upon Ordinance No. 2018-1798 and Ordinance No. 2021-1821, subsequently adopted on April 27, 2021, in response to public assembly activities along private roads, hosted STRs located on a public road require an administrative permit to operate and all other STRs require a use permit. Currently, STRs may only be allowed on lots zoned A-20, A-SV-20, RR-10, RR-5, RR-2.5, and W-160 provided they comply with the requirements in the Zoning Code.

On April 6, 2021, and April 27, 2021, the Board received information relative to the STR program from Department staff, heard public testimony on the STR program and provided direction to staff based upon the information received. Among the concerns raised by the public were impacts to the predominately residential character of neighborhoods within the Rural Residential zone districts, noise, and fire safety, among other issues. The Board also raised concerns with the effect STRs could have on a neighborhood and to the agricultural character of unincorporated Solano County and directed staff to address these concerns in their review. This includes a review of the effect on agricultural production on properties in the RR2.5, 5, and 10 zone districts in relation to STR use to ensure the rural agricultural character of the area is persevered and augmented, not supplanted, by use of STRs.

Many of the complaints received regarding STR use have been on lots within the RR2.5 zone district. Conversely, the Department and some Board members have received requests from property owners who want to operate a STR but live in a zoning district that precludes their use. To address this, the Board requested reevaluation of the applicable zoning districts where STRs can be allowed. This also includes a recommendation on the appropriate operational conditions for a specific zoning district to reduce the potential for nuisances and to ensure compliance. Such operational requirements could limit hosted STRs to certain districts, implement a maximum number of STRs allowed within a certain spatial area or distance from each other to prevent congregation of multiple STRs in a specific area, set minimum length of stay and age requirements to promote use by families, and establish parking requirements. Other requirements within the State Responsibility Area may be necessary in relation to wildfire prevention and public safety. Staff will also evaluate if there is a more effective way to regulate the STR program, such as with an annual operation permit, in addition to, or instead of, a use permit or administrative permit. Staff will also seek best management practices used by other entities for STR programs and incorporate, as appropriate.

Input from the Land Use and Transportation Committee (LUTC) and the public (residents and operators) will also be sought. After incorporating relevant feedback, the recommendation on STR program improvements will be brought to the Board for consideration.

PUBLIC HEARING NOTICE:

In accordance with State Law, notice of a public hearing was published in local newspapers at least 10 days before the scheduled hearing.

ALTERNATIVES:

1. The Board could choose not to approve the proposed extension of Interim Ordinance No. 2021-1820U. This is not recommended as this proposed extension ordinance is needed to allow staff the time to address the Board's direction related to the STR program prior to the expiration of the existing urgency ordinance (set to expire June 11, 2021); or
2. The Board could choose to consider further or different revisions to the proposed interim ordinance and provide direction to Staff, as necessary.

OTHER AGENCY INVOLVEMENT:

County Counsel assisted in development of the proposed extension of Interim Ordinance No. 2021-1820U, prohibiting new Short-Term Vacation Home Rental applications in the Rural Residential (RR) zoning districts within the unincorporated territory of the County of Solano.

CAO RECOMMENDATION:

APPROVE DEPARTMENTAL RECOMMENDATION

28.75.30 VACATION HOUSE RENTALS

A. General Requirements. Vacation house rentals shall comply with the following general standards:

1. A dwelling used as a vacation house rental shall meet all of the development standards for dwellings specified in Section 28.72.10(A)(1) and in Tables 28.21B, 28.23B, and 28.31B as applicable to the zoning district. If the dwelling includes a guest house, the guest house shall also meet those development standards.
2. Space used for overnight accommodations as part of a vacation house rental must be located entirely within a dwelling or a dwelling in combination with an approved guest house. Other accessory buildings, recreational vehicles, recreational vehicle parking space, or tents may not be used as a vacation house rental.
3. Overnight occupancy is limited to two persons per bedroom plus two additional persons, not to exceed a total of 10 persons.
4. Three off-street parking spaces shall be provided for all guests. On-street parking is prohibited for any property on which a vacation house is located.
5. A vacation house rental may not be advertised, offered, or used as a special events facility that includes events such as weddings, parties and similar events. No outdoor amplified sound is allowed.
6. A dwelling or guest house may not be used as a vacation house rental if it is the subject of an enforcement action pursuant to any provision of this code.
7. Transient occupancy tax registration and payment are required, pursuant to Chapter 11. A business license is required, pursuant to Chapter 14.
8. The property shall be covered by commercial property insurance.
9. The property owner shall obtain the required permit and complete transient occupancy tax registration prior to advertising or operating the vacation house rental. Online advertisements and/or listings for the vacation house rental shall include the following:
 - a. Maximum occupancy, not including children under three;
 - b. Maximum number of vehicles;
 - c. Notification that quiet hours must be observed between 10:00 p.m. and 8:00 a.m.;

- d. Notification that no outdoor amplified sound is allowed; and
- e. The transient occupancy tax certificate number for that property.

10. Vacation house rentals shall meet all building and fire codes at all times and shall be inspected by the Fire Department before any short-term rental can occur.

11. An exterior display with the name of the property owner or manager and a current contact phone number shall be located near the front door of the rental unit. While a vacation house is rented, the owner or a property manager shall be available 24 hours per day, seven days per week, for the purpose of responding within 45 minutes to complaints regarding the condition, operation, or conduct of occupants of the vacation house rental or their guests. Items in need of repair may take longer to correct.

12. Access. Shall have direct access from a public or private road that complies with county road standards. If access is from a private road, there shall be a recorded road maintenance agreement in effect for all properties served by the private road. All connections to county roads shall meet the encroachment permit requirements of the director of resource management, which generally include, but shall not be limited to, paving of the connection within the county road right-of-way.

B. Specific Requirements. Vacation house rentals listed below shall comply with the general requirements in subdivision (A) of this section and the following specific standards:

1. Vacation House Rental, Hosted

- a. A hosted vacation house rental requires the property owner to reside on the property during the vacation house rental period.
- b. Only one dwelling may be used as a vacation house rental and the property owner must reside in the other dwelling.

(Ord. No. 1798, §6; Ord. No. 1821, §16)

**CERTIFICATE OF AMENDMENT OF
RESTATED
ARTICLES OF INCORPORATION

OF

SOLANO ALLIANCE**

FILED

Secretary of State
State of California

A0871238

Filing Number

08/03/2021

Filing Date

The undersigned certify that:

1. They are the president and the secretary, respectively, of **SOLANO ALLIANCE**, a California corporation with California entity number C4754039.

2. The Articles of Incorporation of the corporation are hereby amended and restated in their entirety in full as follows (the "Restated Articles of Incorporation"):

I.

The name of the corporation is Solano Alliance

II.

The place in this state where the principal office of the corporation is to be located is

600 KENTUCKY ST
FAIRFIELD CA 94534

III.

This corporation is organized exclusively for charitable religious purposes, including for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

This corporation is a nonprofit PUBLIC BENEFIT CORPORATION and is not organized for the private gain of any person. It is organized under the Nonprofit Public Benefit Corporation Law for public and charitable purposes.

The specific purpose of this corporation is to protect the rural character of unincorporated Solano county in California by promoting a thriving agritourism economy.

IV.

The name and address in the State of California of this corporation's agent for service of process is:

AMANDA ROTHSTEIN
4376 EDINBURG CT
FAIRFIELD CA 94534

V.

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III hereof. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provisions of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation except from federal income tax under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of future federal tax code, or (b) by a corporation,(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

VI.

Upon the dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

3. The foregoing amendment and restatement of Articles of Incorporation has been duly approved by the board of directors.
4. The foregoing amendment and restatement of Articles of Incorporation has been duly approved by unanimous vote of the members.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

Date: July 23 2021



Amanda Rothstein, President



Steven Siegal, Secretary

ARTICLES OF INCORPORATION
OF
Solano Alliance



I.

The name of the corporation is Solano Alliance

II.

A. This corporation is a nonprofit MUTUAL BENEFIT CORPORATION organized under the Nonprofit Mutual Benefit Corporation Law. The purpose of this corporation is to engage in any lawful act or activity, other than credit union business, for which a corporation may be organized under such law.

B. The specific purpose of this corporation – is to protect the rural character of unincorporated Solano County, CA, by promoting a thriving agritourism economy.

III.

The name and address in the State of California of this corporation's initial agent for service of process is:

Amanda Rothstein, 4376 Edinburg Court, Fairfield, CA 94534

IV.

The initial street address of this corporation is 600 Kentucky Street, Fairfield, CA 94533

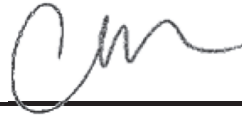
V.

- A. The Corporation is organized and shall be operated on a not-for-profit basis and exclusively for social welfare within the meaning of Section 501 (c) (4) of the Internal Revenue Code (or the corresponding provisions of any future United States federal tax law).
- B. No substantial part of the activities of this corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation and the corporation shall not participate or intervene in any political campaign (including the publishing or distribution of statements) on behalf on any candidate for public office.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation on the date below.

Date: 6/4/2021

LegalZoom.com, Inc., Incorporator



By: Cheyenne Moseley, Assistant Secretary



**California Secretary of State
Electronic Filing**



Corporation - Statement of Information

Entity Name: SOLANO ALLIANCE

Entity (File) Number: C4754039
File Date: 09/01/2021
Entity Type: Corporation
Jurisdiction: CALIFORNIA
Document ID: GW22731

Detailed Filing Information

1. Entity Name: SOLANO ALLIANCE

2. Business Addresses:
 - a. Street Address of Principal Office in California:
4376 Edinburg Ct.
Fairfield, California 94534
United States of America

 - b. Mailing Address:
1887 Whitney Mesa Dr. #4376
Henderson, Nevada 89014
United States of America

3. Officers:
 - a. Chief Executive Officer:
Amanda Rothstein
4376 Edinburg Ct.
Fairfield, California 94534
United States of America

 - b. Secretary:
Teresa O'leary
2327 Elliott Drive
American Canyon , California 94503
United States of America

Document ID: GW22731



California Secretary of State Electronic Filing

Officers (Cont'd):

- c. Chief Financial Officer: Steven Siegal
4303 Rockville Heights
Fairfield, California 94534
United States of America
4. Agent for Service of Process: LEGALZOOM.COM, INC. (C2967349)

By signing this document, I certify that the information is true and correct and that I am authorized by California law to sign.

Electronic Signature: Cheyenne Moseley, Asst. Sec., LegalZoom.com, Inc., OBO fili

Use bizfile.sos.ca.gov for online filings, searches, business records, and resources.

Document ID: GW22731